

YALE ACRES – Site Operations Update

April 27, 2026

About Yale Acres

- Renovated 2019-2022
- 162 Affordable Units (4 one-bedrooms; 116 two-bedrooms; 42 three-bedrooms)
- Unit Types – Townhouse Style / 2nd floor flats / 1st floor H/C flats
- Income Restrictions - AMI's 33 units at 25%-33 units at 50%-96 units at 60%
- Programs - 100% Project Based Section 8 & 100% Low-Income Housing Tax Credit (LIHTC)
- Supportive Housing Units (33) - Provider is St. Vincent DePaul, Waterbury
- Veterans Units (2 – 17) – VA Case Management

Compliance

- Conducting Internal File Audit of all files. Ongoing.
- Spectrum Year End Reporting – Due May 1

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[162]	[157]	[5]	[97%]	[3%]

Vacant Units: Not a lot of luck with applicants lately. In order to appropriately allocate our housing an internal wait list has been created. We will be downsizing single households from 3-bedrooms to 2-bedroom units. Three-bedroom units are needed.

Unit	Prospect	Sec 8 Inspection	Move In Date
36 Gilbert Rd	Applicant	TBD	5/15/26
24 Elizabeth Court	Tenant Transfer	TBD	5/15/26
14 Elizabeth Court	Applicant	TBD	5/15/26
61 Elizabeth Road	Applicant	TBD	5/15/26
63 Elizabeth Road	Tenant Transfer	TBD	5/15/26

Collections/Legal Efforts

- A few tenants are current with court stipulations in place. The open legal is as follows:

Unit	Amount Owed	Status
85 Broadvale Rd	N/A	Eviction – Final Stay July 31, 2026
74 Gilbert Rd	\$7,014	Eviction – Final State July 31, 2026
25 Gilbert Rd	N/A	Unauthorized Occupant
63 Broadvale Rd	N/A	Unauthorized Occupant, Non-compliance, Noise Disturbance/peaceful enjoyment and failure to control conduct of guests

- **Delinquencies** – this month's delinquencies currently amount to \$2,980 not including tenants in legal for non-payment. Payments will be accepted through 4/24/2026.

Maintenance

- Normal day-to-day maintenance calls and work orders generated from tenants, inspections, preventative and planned work.
- Getting Quotes for power washing and cleaning gutters.
- Landscapers starting spring clean-up the week of April 20th.
- Continually conducting Annual Inspections (at recertifications and if issue).

Upcoming Projects

- Installation of security cameras throughout the property. Installing first camera by next month.
- Basketball court & Gazebo – clean brush around court and gazebo, add lighting and signage for hours, repair fencing where broken, and clean graffiti from gazebo.
- Management office upgrades which are ongoing. Getting quotes for painting, flooring, bathroom upgrades & kitchenette cabinet upgrades, handicap ramp, etc.

Other

- Insurance Policy Renewals – **attached for signature**
 - **Property Policy** - There was an increase of approximately 2.10% in the total building value as a result of the underwriting analysis, which indicated low building values [expiring TIV \$55,372,324; renewal TIV \$56,535,007]. The renewal premium rate rose by 4.59%.
 - **GL Policy** – This will be a flat renewal. There is no change in the deductible.
 - **Excess Policy** – This will be a flat renewal. There is no change in the deductible.
 - **Wind Policy** – *waiting for renewal quote.*

Staff

Property Manager – Marianne Monarca

Assistant Property Manager – Jennifer Berube

Maintenance Technician – Luis Colon

Attachments:

- Insurance Renewals for signature (Property, GL and Excess)

HANOVER PLACE VETERANS HOUSING – Site Operations Update

April 27, 2026

About Hanover Place

- New building built in December 2020
- Nine (9) Units for Veterans
- Unit Types – Four ground level units – 2 one-bedroom and 2 two-bedroom units which meet accessibility code standards; five remaining units are two-bedroom flats or duplex units.
- Program – 100% Section 8 VASH-Vouchers

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[9]	[7]	[2]	[78%]	[22%]

Vacant Units: The two vacant units were vacated by a tenant who relocated, and the other tenant that passed away. Units rent ready - VA to provide applicants.

Outreach – I reached out to Columbus House, CR Team, The WorkPlace and Veterans Inc. to let them know we have units for Veterans. Veterans Inc. responded and will be working with the VA to provide some applicants. I also met with representatives of the VA VASH program who are still working to get us some applicants. Will continue to follow through.

Unit	Prospect	Sec 8 Inspection	Move In Date
249 Hanover St Unit F	Applicant	TBD	TBD
249 Hanover St Unit H	Applicant	TBD	TBD

Collections/Legal Efforts

Unit	Amount Owed	Status
B	\$3,575.15	Served for Non-payment. Quit date 5/22/26.
D	\$6,499.00	Served for Non-payment. Quit date 5/22/26.
I	\$23,362.00	Served for Non-Payment. Quit date 4/15/26. Pursuing possession.
J	\$5,431.35	Served for Non-Payment. Quit date 5/22/26.

Maintenance

- Boat will be removed within the next week. The owner is under eviction.
- Providing tenants with parking permits – on-going.
- Maintenance projects -
 - Paint trim around the buildings where needed.
 - Replacing the round table and chairs in the gazebo.
 - Scheduling to inspect all units over the next few weeks.